THIS INSTRUMENT WAS PREPARED BY :
Advantage Title and Escrow, Inc. 1321 Murfreesboro Rd. Ste. 823 Nashville, TN 37217

FROM: Scott Lewis Saunders and Patricia Avajean Gilbert

TO: Trustee Inc. a Wyoming Corporation, Trustee of 2325 Willesden Green Estate Planning Land Trust

QUITCLAIM DEED

Address of New Owner:
Trustee, Inc.
PO Box 60524
Nashville, TN 37206

Send Tax Bills To:
owner

Map & Parcel
086-08-0A-060.00

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever greater, for this transaction is
$ 0.00

affiant
Subscribed and sworn to before me this
the 27 day of February, 2020

Notary Public
Commission Expires: 9/6/22

WENDY GREEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Prepared from information furnished by the parties

I, **Scott Lewis Saunders and Patricia Avajean Gilbert as sole heirs of Brandon Saunders**, do hereby quitclaim to **Trustee Inc. a Wyoming Corporation, Trustee of 2325 Willesden Green Estate Planning Land Trust** their Heirs and Assigns, all my rights, title and interest in the following land located in Davidson County, Tennessee described as follows: To-Wit:

Land in Davidson County, Tennessee, Being Lot 443, on the Plan of Phase III-A, Camden Woods, of record in Plat Book 7900, Page 571, in the Register of Deeds Davidson County, Tn, to which plat reference is hereby may for a more complete description.

Being the same property conveyed to Brandon Saunders, by deed of record in instrument # 201805080044044, Register's Office for Davidson County, TN. The said Brandon Saunders having since died intestate on 1-1-20 reference heirship affidavit recorded simultaneously herewith in instrument # 20200205-0013511, leaving subject property to his parents being Scott Lewis Saunders and Patricia Avajean Gilbert.

Karen Johnson Davidson County
Batch# 364954 DEEDQC
02/28/2020 01:28:55 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200228-0022439

This is improved property known as: 2325 Willesden Green Ct. Hermitage, TN 37076.

Witness our/my hand(s) this the 25th day of February, 2020.

Scott Lewis Saunders
Scott Lewis Saunders

Patricia Avajean Gilbert
Patricia Avajean Gilbert

STATE OF MICHIGAN
COUNTY OF Branch

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Lewis Saunders with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coldwater, Michigan, this the 28th day of February, 2020.

Notary Public
Commission Expires: 4-4-23

SHARON A. HAYNES NOTARY PUBLIC BRANCH COUNTY, STATE OF MICHIGAN MY COMMISSION EXPIRES 4-4-2023

STATE OF MICHIGAN
COUNTY OF Branch

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Avajean Gilbert with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coldwater, Michigan, this the 25th day of February, 2020.

Notary Public
Commission Expires: 4-4-23

SHARON A. HAYNES NOTARY PUBLIC BRANCH COUNTY, STATE OF MICHIGAN MY COMMISSION EXPIRES 4-4-2023

Prepared by: Advantage Title and Escrow 1321 Murfreesboro Pike. Ste. 823 Nashville, TN 37217.

AFFIDAVIT OF HEIRSHIP

Address of New Owner;	Send Tax Bills To:	Map & Parcel:
Scott Lewis Saunders	OWNER	086-08A-060.00
2325 Willesden Green Ct		
Hermitage, TN 37076		

STATE OF Michigan
COUNTY OF Branch

RE: 2325 Willesden Green Ct. Hermitage, TN 37076
Reference deed instrument # 201805080044044

I **Fred McLain,** THE UNDERSIGNED being first duly sworn on oath, state that I am of lawful age, I have known the deceased for approximately 15 years, and that based upon my personal knowledge further depose and state:

1. Brandon Saunders died on 1-1-2020
2. The decedent was not married at the time of his death.
3. The estate of the decedent is solvent and that any and all debts and inheritance taxes, if any, against the estate of the decedent have been paid, or will be paid.
4. There were No children born (or legally adopted) by Brandon Saunders.
5. The decedent died intestate and leaving as his sole heirs at law his mother and father being: **Scott Lewis Saunders and Patricia Avajean Gilbert**

This affidavit is given as an inducement for Fidelity Title, First American Title, Westcore Title, Stewart Title, Old Republic Title and/or anyone relying on this affidavit to insure the title to the above described property without taking any exception as to any and all matters set out herein above; and further the undersigned agrees to indemnify hereinabove said title company underwriter, and /or anyone relying on this affidavit for any loss caused by a misstatement of fact.

TCA 30-2-712 provides that whomever shall willfully, corruptly and falsely swear to any statement in an affidavit of heirship known by him/her to be false or about which he/she does not have sufficient knowledge to justify his making such a sworn statement on conviction shall be imprisoned in the penitentiary for not less than one, nor more than five years.

Witness my hand this the 28th day of January, 2020

Fred McLain

Jan. 28th 2020

STATE OF Michigan COUNTY OF Branch

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared **Fred McLain** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Coldwater, Michigan this 28th day of January, 2020

Notary Public 4-4-23

SHARON A HAYNES NOTARY PUBLIC STATE OF MICHIGAN

Karen Johnson Davidson County
Batch# 354052 **AFFIDAVITH**
02/05/2020 01:09:19 PM 1 pg
Fees: $12.00 Taxes: $0.00

20200205-0013511